

**VILLAGE MASTER PLAN AND DESIGN MANUAL
PROPOSED REVISIONS
FACT SHEET
(August, 2007)**

Why is the Village Master Plan and Design Manual being revised?

In 1995, the Village Master Plan and Design Manual was adopted by the Carlsbad City Council and Housing and Redevelopment Commission. It was subsequently approved by the California Coastal Commission and serves as the Local Coastal Program for the Village. Over the past decade since adoption of the Plan, staff has discovered that some of the approved policies and/or standards are incorrectly stated or inconsistent among the various implementing documents. Therefore, some revisions are required for consistency purposes between various regulatory documents for the Village. In addition, the Housing and Redevelopment Commission requested approximately one year ago that the development standards within the Plan be studied and considered for revision to facilitate new desirable development such as mixed use and/or residential within the Village Area.

What is the purpose of development standards, and why do they need to be revised?

Development standards frame the character of an area by establishing requirements for a building's physical design. Development standards dictate how tall a building can be, how much of a site it can cover, the amount of parking required, as well as how many residential units could be built together with other physical parameters. In order to continue the revitalization effort within the Village and ensure creation of a sustainable neighborhood for the future, some development standard revisions were required to allow for the continued development of new desirable mixed use projects and/or additional residential opportunities to provide product diversity within the Village Area.

What steps were taken to determine the need for the proposed development standard revisions?

- Completion of financial scenarios on impact of existing and proposed development standards;
- Consultation with developers/property owners, architects and other interested stakeholders;
- Review of previous and current project applications;
- Research of standards in other coastal cities in Southern California;
- Visits to other Urban Village areas and comparison with their development standards;
- Three public workshops were held on January 25, 2007 to receive community input; and,
- Visual demonstrations of the proposed standards were created and studied.

What were the conclusions of the research?

Escalating land values and construction costs are outpacing sales income and lease revenue. Therefore, there is a need to allow larger floor area to provide additional revenues to offset building construction costs. In studying other areas, it was also discovered that revisions could be made to the development standards while also maintaining a village character in terms of design and intensity of development. With some revisions, the future of the Village can be enhanced by allowing for new residential development that would benefit the downtown businesses and provide more diversity of housing product, and by allowing for new development to accommodate additional desired businesses which could include unique retail businesses and additional services.

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What are the revised standards?

- Building Setbacks: 0 feet for 1st floor; 10 feet average for all floors above first (in central village).
- Elimination of roof pitch requirement.
- No requirement to build over parking to obtain height of 45 feet (in central village).
- Change in how parking is calculated (net vs. gross), and parking credit for existing buildings.
- More creative parking solutions: a) parking lifts; b) tandem parking; and, c) 15% reduction in total parking for implementation of programs that support the use of public transportation, alternative vehicles and/or located within 1500 feet of public transit.
- Allowance for standards modifications and/or residential density increases above the maximums for Silver or higher LEED (Leadership in Energy & Environmental design) project certification.
- Increase permitted density from a maximum of 23 du/acre to 45 du/acre (in central village).

To compare the existing development standards to the proposed standards, please access the following link on the City of Carlsbad's website:

<http://www.carlsbadca.gov/redevelopment/devstandpdf/summarychart.pdf>

What does *density* mean?

Density refers to the number of residential units per acre of land. For example, if you have one (1) acre of land and build a four story building with 45 apartment units in it, you would have a *density* of 45 dwelling units (du) per acre of land.

What are the benefits to increasing residential density in the Village?

- Increase in the number of residential units creates good business.
- Increasing the number of residential units helps to create the desired 24/7 living environment for the Village.
- Adding density may ultimately reduce the size of units and subsequently increase the affordability.
- With an increase in density, the neighborhood will become more "walkable" thus leading to fewer vehicles on the road.

Will the permitted building heights change?

No. There is no proposal to increase building heights over what is currently permitted which provides for a range of 30 feet to 45 feet, depending on property location within the Village. A roof pitch requirement, however, is being eliminated which means there could be buildings with flat roofs. Also, buildings would no longer be required to build over parking to obtain the maximum height of 45 feet in the central village area.

How are existing structures affected by the proposed standards?

The new standards will be applied to new development only. Current structures will not be affected by the proposed development standards.